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**CONFIDENTIAL**

**AMCO Chemical  
Superfund  
Community Economic Development Proposal**

**Objectives:** To capture for the West Oakland community the resources that become available through the Superfund designation of the AMCO Chemical site. To structure collaborative relationships that centralize access to both resources and opportunities that benefit the community. To incorporate environmental justice principles in clean-up and development of Superfund designated area.

This project incorporates Environmental Justice principle that affirms the need for urban and rural ecological policies to clean up and rebuild our cities and rural areas in balance with nature, honoring the cultural integrity of all our communities, and provided fair access for all to the full range of resources

**How:** This will be accomplished using a progressive non-profit/for-profit partnership between the Alliance for West Oakland Development (Alliance) and Remediation Services (RS) Inc. The Alliance is a West Oakland owned and operated non-profit specializing in local, small business and housing development and would facilitate outreach, planning reuse options for the site and conducting a community health assessment. The NPL provides the community with economic gains that can be had from the funds spent on site cleanup through job training for local residents and subsequent hiring of those residents by RS to perform field work at the site.

This project intends to utilize existing resources and programs within EPA to gain community empowerment and accomplish the objectives of this proposal. The following programs provide a sampling of the available tools that will be used:

**I. Superfund Job Training Initiative**

SuperJTI's mission is to provide or support job training opportunities in communities affected by Superfund sites, and encourages their employment in site cleanup activities.

The Program is based on the dual premise that:

- EPA can help re-connect communities, government, businesses, and other organizations through partnerships, which will enable communities to solve their problems.
- EPA can bring existing resources and expertise to bear on issues that arise at Superfund sites but are outside of Superfund authority.

## **II. Technical Assistance Grant.**

Recognizing the importance of community involvement and the need for citizens living near NPL sites to be well informed, Congress included provisions in the Superfund Reauthorization Act of 1986 to establish the TAG program, intended to promote involvement in decisions on site-specific cleanup strategies under Superfund.

A Technical Assistance Grant (TAG) provides money for activities that help your community participate in decision-making at eligible Superfund sites. An initial grant up to \$50,000 is available for any Superfund site that is on the EPA's National Priorities List (NPL), proposed for listing on the NPL and a response action has begun. EPA's NPL is a list of the most hazardous waste sites nationwide.

## **III. Mentor-Protégé Program.**

The USEPA established the Mentor-Protégé Program in 1994 to stimulate and impact the number of small disadvantaged and women-owned businesses involved in EPA contracts.

## **IV. SBA 8(a) Program.**

The Small Business Administration offers the 8(a) and SDB programs to provide opportunities for qualifying small businesses seeking access to the government contracts marketplace.

## **V. Superfund Redevelopment Initiative.**

The Environmental Protection Agency has embarked on a national effort, called the Superfund Redevelopment Initiative, to help communities return Superfund sites to productive use. In pursuing its mission of cleaning up the nation's worst hazardous waste sites, the Agency has always recognized the importance of considering future use opportunities. Now, with this Initiative, it has put in place a coordinated national program to make sure that at every cleanup site, the Agency and its partners have an effective process and the necessary tools and information needed to fully explore future use, before EPA implements a cleanup remedy. This gives the Agency the best chance of making its remedies consistent with the likely future use of a site. This, in turn, gives communities the best opportunity to realize productive futures for sites that have been made safe.

## **VI. ATSDR Public Health Assessment.**

ATSDR provides comprehensive assessments of human exposure to hazardous substances, makes site-specific health related recommendations and determines the need for health education and epidemiological studies.

## **BACKGROUND**

West Oakland is a community severely overburdened with toxic pollution, underemployment, poverty, disenfranchisement, high-density industrial activity and

facing fast-approaching gentrification. With rebuilding of the Cypress Freeway, Port of Oakland expansion, Mandela Parkway Renovation, and Transit Village planning, several projects for millions of dollars happen in West Oakland but the local community never benefits economically from this investment into their community.

This superfund site area was identified in 1996 when PG&E workers fell ill from exposure to toxic chemicals in the ground. Since that discovery, this community has had to live with the knowledge of severe contamination, and the absence of action to ensure their safety. This NPL classification provides an opportunity to not only, finally, address safety but also recompense the community by returning the contaminated land back to productive use, and integrating environmental justice principles for self-determination. Communities must be involved in the cleanup process from the time a site is discovered to the time it is cleaned up. Superfund is a local program. The community and EPA need to develop innovative mechanisms for unifying the community together, getting the community involved in the cleanup process and for public meetings at significant stages of the process. This dynamic partnership, between the Alliance and RS, is the vehicle for realizing such opportunity.

National Priority Listing (NPL) of the AMCO Chemical site delivers to West Oakland and the USEPA an opportunity to implement several existing programs within the agency and expand the usefulness of other programs to create a model community economic development program.

#### **ALLIANCE FOR WEST OAKLAND DEVELOPMENT**

The mission of the Alliance for West Oakland Development is to initiate, promote, and facilitate the development of blighted residential and commercial districts in West Oakland, California, boosting opportunities for long-time residents, and preserving the cultural roots of the area. The Mandela Transit Village is the linchpin of the Alliance's master plan for the West Oakland community. The massive project is located at the transportation hub for freeway, buses and BART and opens access for low-income community members have access to economic opportunities in housing and businesses in the community and become beneficiaries of neighborhood redevelopment. The AMCO site impacts the future of the Mandela Transit Village project. The "catalyst site" at 1357 5<sup>th</sup> Street, adjacent to the West Oakland BART station is seeking to rehabilitate several areas around the West Oakland Bart station area. The Alliance supports an expedited superfund completion and is interested in seeing the AMCO property utilized in the highest and best use for the community and reflecting the rich cultural history of West Oakland. The AMCO site is located within a recently designated Redevelopment Project Area. The area will also be part of the Bay Trail System, is at the junction of the 3<sup>rd</sup> Street Connection to access Jack London Square from Emeryville, and home of AMTRAK Maintenance Facility. This particular neighborhood area is undergoing rapid transition and a prolonged remedial action will impact the growth and development activities planned for South Prescott. The Alliance is committed to bringing community input for future anticipated land use, and understanding the implications of those plans in developing clean-up criteria.

## **REMEDIAL SERVICES, INC.**

Remediation Services (RS), mission is to provide high quality environmental remediation services from a platform that is a community based enterprise. RS provides a needed alternative to other environmental contracting firms which up until now dominated the environmental remediation services marketplace without providing significant participation or employment for residents who live near environmental projects at former industrial sites and military bases.

However, RS is far more than a vehicle to provide employment and participation to residents of environmentally and economically distressed areas, although these are certainly important. Our primary mission is to produce excellent quality in the services we provide. We do this by ensuring that the training that our employees receive is the best available. We also take advantage of the experienced management of RS, which includes decades of remedial investigation, remedial design, remedial action, and recognized expertise in the successful return of environmentally impacted properties to productive use.

RS is an "A" licensed General Engineering Contractor in California (License # 743021) with Hazardous Material Handling and Removal, and Asbestos certifications. RS focuses on providing environmental contracting field services including general engineering contracting; site work, contaminated soil excavation and removal; soil boring, soil sampling, monitoring well installation, and groundwater sampling; hazardous waste handling, waste hauling and disposal; installation of groundwater treatment and soil vapor extraction systems; decontamination of buildings and equipment; and operation and maintenance of sites and treatment systems. Our projects include cleanup of former industrial sites, preparation of former industrial sites and military bases for redevelopment, hazardous waste management, and decontamination services. RS also provides waste management, decontamination, and industrial cleaning services for ongoing manufacturing, commercial and government operations. Where asbestos abatement is required as part of a larger project, we subcontract these services to OSHA-certified asbestos abatement subcontractors.

## **SUPERFUND ECONOMIC DEVELOPMENT PLAN IMPACTS**

### **Positive Economic Impacts**

#### **Short term**

- Short term jobs per year over period of cleanup and redevelopment
- \$5.8 million in total income and \$35 million in total annual income resulting from short term cleanup jobs

#### **Long Term**

- Property Value: Roughly \$1.8 million potential increase in residential property values within two miles of the site

### **Environmental and Social Benefits**

- Human health protected in a heavily populated area
- Spread of contamination to additional groundwater sources prevented
- Community eyesore revitalized and aesthetic quality of the area enhanced
- Civic pride and community morale increased
- Attraction of new businesses and services
- Sustainable Development
- Supporting Disadvantaged Communities. Promoting the economic interests of lower-income and underserved communities by providing access to jobs, facilitating the transfer of knowledge and technology, and encouraging entrepreneurship
- Provide technical and management assistance to small disadvantaged business enterprises.

### **Community Benefits**

- Increased professional and technical skill base in community
- Community empowerment for positive growth and development
- Local economic base from income and sales taxes
- Increased potential for new, thriving businesses
- Increased potential for spending in the local economy
- Community-driven beautification and development replaces blighted and non-productive land use
- Reuse of highly valued property resulting in local jobs, income and spending
- Stimulating Local Development. Supporting economic development by partnering with local businesses, hiring local staff and suppliers, and contributing capital to investment vehicles that benefit community business growth

### **ENVIRONMENTAL JUSTICE & HEALTH**

AMCO is located in the South Prescott neighborhood of West Oakland; seriously overburdened by toxic hazards and releases. With a concentration of industry and traffic, including Red Star Yeast, Oscar Linus Foundry, Bobo's Junkyard, Cypress Freeway, California Soda Company, South Prescott Park (site of subsurface vinyl chloride pools), BART, Port of Oakland traffic it is easy to see the disproportional burden faced by this neighborhood. Unseen threats are prevalent in air, soil and water, lead poisoning has not been addressed, and groundwater and soil gas are major concerns. Latinos comprise 67% of the South Prescott area. The need to have bilingual outreach workers with outreach materials published in Spanish is essential to have a successful project. Environmental Justice affirms the fundamental right to political, economic, cultural and environmental self-determination of all peoples. Environmental Justice demands the right to participate as equal partners at every level of decision-making, including needs assessment, planning, implementation, enforcement and evaluation. The Alliance and RS believe in

these principles, and are committed to promoting their integration in every step of the Superfund process.

Superfund designation also brings the ability to conduct a comprehensive health study of the neighborhood. This community has requested such a survey for many years. Several local West Oakland organizations are struggling to raise funding and awareness for asthma clinics, respiratory illness, lead poisoning assessment, toxic levels of metals in near-surface soils. 1986 Superfund Amendments, call for Public Health Assessments at each NPL site. With assistance from Superfund and ATSDR the community can receive health education and epidemiological studies, and develop responses to identified problems.

### **OUTREACH**

Outreach in West Oakland needs to be focused and outcome directed. This short, preliminary list of outreach collaborative members represents the diversity of interests in the South Prescott area: CWOR, Chester Street Block Club Association, Greenaction, Alliance, South Prescott Neighborhood Association, Jubilee West, Pacific Institute, West Oakland Food Project. Information needs to be shared in a formalized manner with the community to keep them up-to-date with the activities and opportunities at the site, and assure their meaningful participation at each step. For coordinated, consistent and effective outreach, funding needs to be available to pay outreach personnel and coordinators.

The Alliance will establish a Community Working Group, as an advisory to the EPA to provide direct, regular input to EPA regarding the cleanup. The advisory group will reflect the racial, ethnic, and economic makeup of the community and it would include all community elements affected by the cleanup. The role of the group will be especially important in defining future uses of the site, which will be an important criterion for determining cleanup levels and technologies. In addition, the Alliance will establish in the community a Community Information Office to keep community members and other interested parties informed about the site status, and information and assistance the community needs to be full players in the cleanup process. These activities can be funded by the **Superfund Redevelopment Initiative**.

### **JOB TRAINING**

Superfund Job Training Initiative (SuperJTI) mission is to provide or support job training opportunities in communities affected by Superfund sites, and encourage their employment in site cleanup activities.

By working together, EPA and its local partners can make the most of existing resources and expertise to help citizens that are living in communities affected by Superfund sites. This model was effective at Verdes Carter Park in East Oakland where a local organization partnered with responsible agencies to provide job training, employment, mitigation, lead screening, community block representative program, and in-school environmental science education programs, and assisted area schools in receiving computer donations from the responsible industry. The President of Remediation

Services was involved in that effort, and led RS in developing 8-hour training modules for soil sampling and groundwater sampling. These activities constitute the primary work at the AMCO site during the Remedial Investigation/ Feasibility Study phase of the project. The National Association of Minority Contractors (NAMC), Coalition of Black Trade Unions (CBTU), East Bay Conservation Corps, and BACSIC have expressed interest in being involved in this aspect of the project. RS is in a unique position to work with such organizations to provide not only the training, but also the contracts for doing the work. RS Senior-level Executives are members of the CBTU and NAMC.

The following are comments from EPA literature touting the benefits of the Superfund Job Training Program:

#### **Residents**

- Increase their understanding of the cleanup effort in their community, consistent with the EPA's community involvement objectives;
- Provide them with new marketable skills, thus enhancing their employment potential, and;
- Allowing them to play an active role in the protection and restoration of their homes and neighborhoods.

#### **Local Community**

- Providing job opportunities for qualified residents;
- Increasing the skills of the local labor pool, and;
- Increasing the local tax base

#### **Contractors**

- Providing a local pool of trained workers, which ensures quicker start-up at a site;
- Building good will in the community by boosting local economics.

#### **EPA**

- Removing communications barriers by making community members more aware of cleanup efforts and environmental issues;
- Building trust through productive working relationships, and
- Demonstrating EPA's commitment to meaningful community involvement

### **ECONOMIC DEVELOPMENT AND EPA'S COMMITMENT**

**Public Law 99-499 Superfund Amendments and Reauthorization Act of 1986**  
Section 105(f) of the Amended Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) signed into law on October 17, 1986, requires that the availability of qualified minority contractors be considered when awarding contracts for any projects being funded by Superfund monies.

Section 105(f) also requires a report on what actions were taken to encourage the utilization of minority contractors. Section 105(f) applies to minority contractors

only and does not include small business Enterprises or Women-Owned Business Enterprises, unless such concerns are owned by minorities.

EPA Senior – Level officials, develop programs to stimulate and improve the involvement of small, minority, labor surplus.

#### **Public Law 101-507 EPA Appropriation Act of 1991**

The 1991 Appropriations Act signed into law on November 5, 1990- "The Administrator of the EPA shall, to the fullest extent possible, ensure that at least 8% of Federal funding for prime and subcontracts awarded in support of authorized programs, including grants, loans and contracts for wastewater treatment and leaking underground storage tanks grants, be made available to business concerns or other organizations owned or controlled by socially and economically disadvantaged individuals.

#### **Environmental Protection Agency's Acquisition Regulations, Chapter 15, Subchapter d – Socioeconomic Program**

This part implements FAR Part 19, provides policy and procedures for the development and conduct of the Agency's Small Business and Small Disadvantaged Business Utilization Program; for review of subcontracting with small business set-asides; and for subcontracting with small and small disadvantaged business concerns.

Each program Assistant or Associate Administrator shall be responsible for developing its socioeconomic goals on a fiscal year basis. The goals shall be developed in collaboration with the Chiefs of Contracting Offices and the Local Small Disadvantaged Business Utilization (OSDBU) representative on a fiscal year basis. The goals will be based on advance procurement plans and post performance. The goals shall be submitted to the Director, OSDBU, at least 30 days prior to the start of the fiscal year.

#### **8(a) and SDB Certification**

The Small Business Administration offers the 8(a) and SDB programs to provide opportunities for qualifying small businesses seeking access to the government contracts marketplace. These programs will position RS for contract opportunities with EPA and major prime contractors in the environmental services industries.

#### **Small and Disadvantaged Business Utilization**

The mission of the U.S. Environmental Protection Agency's, Office of Small and Disadvantaged Business Utilization is to support the protection of the environment and human health by fostering opportunities for partnerships, contracts, sub agreements and grants for small and socioeconomically disadvantaged concern.

#### **Mentor-Protégé Program**



RS wishes to develop a hybrid mentor-protégé relationship whereby RS can receive mentorship directly from EPA Region 9 personnel. We believe that a long-term relationship with EPA and competing successfully for EPA contracts are integral to realizing our goals that assure environmental justice principles are integrated into our business practices. The more we can learn about EPA's business contract expectations enhances and increases our ability to win contracts from them and other agencies such as the Army Corps of Engineers.

RS wants to utilize this relationship achieve the following goals:

- Increase participation of RS in EPA procurement activities as a subcontractor, team member, and ultimately as prime contractors;
- Aid in the achievement of EPA goals for the use of SDBs/WOBs in subcontracting work;
- Promote the economic and environmental stability of RS;
- Develop the technical, administrative and managerial expertise of RS that will ultimately lead to greater success in competition for contract opportunities.
- The protégé is in a unique and invaluable position to gain developmental assistance and experience in environmental areas, which will help position the firm for competitive opportunities and other benefits.

#### **TECHNICAL ASSISTANCE GRANT**

On behalf of the West Oakland community RS staff produced a Preliminary Environmental Assessment (Assessment) in 2001 of the AMCO Chemical site for the 7<sup>th</sup> Street McClymonds Initiative. The assessment used data from EPA soil and ground water sampling conducted in 2000 and EPA historical records about the site. The EPA investigation determined that vinyl chloride and other chemicals known to cause cancer in humans are present in the soil, groundwater and soil gas at the site. The Assessment recommended further work to include notification of area residents not to use groundwater, additional investigation and remedial action. The Assessment recommends a Remedial Investigation/Feasibility Study (RI/FS) be conducted to determine the extent of contamination at the site, and most importantly, the fate and transport of contaminants in the groundwater. The FS would determine options for cleanup of the site.

This assessment is consistent with EPA's plans at the AMCO site and positions RS to work with the community on its Technical Assistance Grant. And provides immediate actions the community can undertake to lead a proactive campaign to stay abreast of what is going on at AMCO.